110.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,600 / 851,600
					USE VALUE:	851,600 / 851,600
					ASSESSED:	851,600 / 851,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTINI PARTNERS LLC
Owner 2:	
Owner 3:	
Street 1:	35 FAIRWAY DR
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	MURRAY ROBERT W/ TRUSTEE -
Owner 2:	ELM TREE TRUST -
Street 1:	99 MONTAGUE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,406 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1758 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6406.000	423,100		428,500	851,600
Total Card	0.147	423,100		428,500	851,600
Total Parcel	0.147	423,100		428,500	851,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.41 | /Parcel: 484.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 70201

GIS Ref

GIS Ref

Insp Date 09/22/16

!8605!

PREVIOUS ASSESSMENT

Parcel ID 110.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	423,100	0	6,406.	428,500	851,600	851,600	Year End Roll	12/18/2019
2019	101	FV	321,400	0	6,406.	422,400	743,800	743,800	Year End Roll	1/3/2019
2018	101	FV	321,400	0	6,406.	324,500	645,900	645,900	Year End Roll	12/20/2017
2017	101	FV	292,400	0	21,000.	525,000	817,400	817,400	Year End Roll	1/3/2017
2016	101	FV	284,000	0	21,000.	483,000	767,000	767,000	Year End	1/4/2016
2015	101	FV	282,600	0	21,000.	451,500	734,100	734,100	Year End Roll	12/11/2014
2014	101	FV	282,600	0	21,000.	415,800	698,400	698,400	Year End Roll	12/16/2013
2013	101	FV	282,600	0	21,000.	415,800	698,400	698,400		12/13/2012

PRINT

Date	Time
12/10/20	23:09:37

LAST REV

Date	Time
07/12/18	16:21:44

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8605

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY ROBERT W	67198-66		5/4/2016		640,000	No	No		Sale for Lot 1 on sub-division plan 35 of 201
DE NAPOLI WILL	66681-543		1/15/2016	Mult Lots	1,400,000	No	No		
DE NAPOLI JOSEP	33368-251		8/1/2002	Family	10	No	No		ALSO BOOK 33368 PG 264 8/1/01.
	PR343-664		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2016	592	Inter Fi	50,000					
11/1/2012	1434	Re-Roof	11,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2016	Meas/Inspect	DGM	D Mann
4/26/2013	Info Fm Prmt	EMK	Ellen K
12/18/2008	Entry Denied	197	PATRIOT
11/6/2000	Hearing N/C	189	PATRIOT
2/1/2000	Measured	264	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6406		Sq. Ft.	Site		0	70.	0.96	6									428,528						428,500	

Total AC/HA: 0.14706 | Total SF/SM: 6406 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,528 | Spl Credit | Total: 428,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.24726963
Const Adj.:	1.00289965
Adj $ / SQ:	118.834
Other Features:	115617
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474371
Depreciation:	51232
Depreciated Total:	423139

COMMENTS

ENTRY DENIED..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

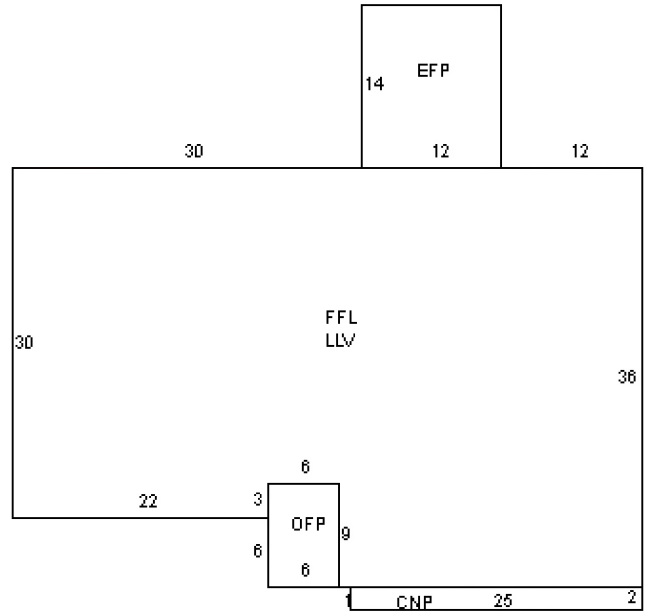
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	130.72
Special Features:	0	Val/Su Net:	111.69
Final Total:	423100	Val/Su SzAd	240.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,758	118.830	208,911
LLV	Lower Level	1,758	53.480	94,010
EFP	Enclos Porch	168	43.560	7,317
OFP	Open Porch	54	44.130	2,383
CNP	Canopy	50	60.170	3,009
	Net Sketched Area:	3,788	Total:	
Size Ad	1758	Gross Are	4796	FinArea 1758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	